

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "residential" as the primary permitted use for Parcel 25; and

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "rehabilitation" as the primary permitted use for Parcels RD-51, RD-52, RD-53, and RD-54; and

WHEREAS, 16, 22, 28, and 30 Westminster Street are now vacant; and

WHEREAS, 23 and 25 Windsor Street are now vacant; and

WHEREAS, the Authority has previously authorized the acquisition of 15, 17, 19, 21 & 41 Windsor Street; and

WHEREAS, the Authority has not received any expression of interest from a potential redeveloper for Parcels RD-51, RD-52, RD-53, or RD-54;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the deletion therefrom of Parcels RD-51, RD-52, RD-53 and RD-54.

2. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the addition of the new reuse Parcel No. 25.

3. That the permitted use for Parcel 25 shall be "residential".
4. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
6. This Resolution shall be effective immediately upon the concurrence therein of the U.S. Department of Housing and Urban Development.

MEMORANDUM

MAY 23, 1968

TO: Boston Redevelopment Authority

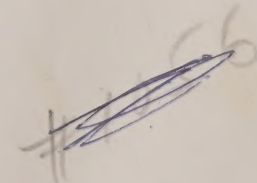
FROM: Hale Champion, Development Administrator

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN
DISPOSITION PARCELS P-12 AND 25
SOUTH END URBAN RENEWAL AREA R-56

SUMMARY: This memo requests authorization to modify the South End Urban Renewal Plan by increasing the area of Parcel 25 and revising Parcel P-12 to form an additional Parcel P-12A for residential use.

The Urban Renewal Plan for the South End Urban Renewal Area, adopted by the Authority on September 23, 1965, in Section 602 thereof, entitled: "Land Use and Building Requirements" designates Parcel 25 for residential use and Parcel P-12 for recreational use. Section 1201 of said Plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

On August 2, 1967, the Board tentatively designated the Joseph Tuckerman Memorial, Inc. as developer of housing parcels 25 and 29. Parcel 25, which consists of approximately 49,000 square feet, has a very irregular shape caused by the existence of four small abutting disposition parcels originally designated for residential rehabilitation. These are Disposition Parcels RD-51, RD-52, RD-53, and RD-54. In addition, this irregular shape was caused by the presence of four buildings which were originally planned for rehabilitation but because of deterioration were ordered demolished by the Building Commissioner because of their hazardous condition. This irregular shape was further complicated by the presence of several privately-owned properties. Of these properties, five contain structures. The Authority has previously authorized acquisition for four of these privately-owned structures as a result of the owners' request for purchase. The fifth is a city-owned property for which authorization to acquire has been given by the Authority.



Parcel P-12, consisting of approximately 24,838 square feet is situated across the street from Parcel 25 and is designated for recreational use. In order to promote more efficient design of the adjacent Parcel 25, it is proposed that a portion of Parcel P-12, consisting of approximately 12,703 square feet, and to be designated Parcel P-12A, be created. Reduction of the P-12 recreation site is justified on the basis that a comprehensive six-acre recreation area is to be developed within two blocks of Parcel P-12. Meetings with neighborhood residents indicate little, if any, objection to reducing its size in order to further housing development.

The newly-designated Parcel P-12A would include the BRA-owned vacant lots from 17 to 25 Westminster Street, including 21 Westminster Street, which is a privately-owned vacant lot and for which, by separate memorandum, we are seeking authorization to acquire. In addition, the area would include the small disposition parcels RD-49 and RR-26, as well as the properties located at 7, 9, and 11 Greenwich Street. Authorization has previously been granted for the acquisition of 7, 9, and 11 Greenwich Street.

The effect of the revision of Parcels 25 and P-12A to include vacant lots, small disposition parcels, and lots presently containing structures infeasible for rehabilitation, and whose owners have requested acquisition, will result in a site configuration which will permit efficient development of the parcels for housing purposes, allowing for an increase of from 75 to 156 units.

It is therefore recommended that the Authority adopt the attached first resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area to permit amendment of the area of Parcel 25 by the inclusion of four small disposition parcels, vacant lots, and several non-rehabilitatable properties. The second resolution would modify the Urban Renewal Plan by redesignating a portion of Parcel P-12 as Parcel P-12A, incorporating two small disposition parcels, several vacant lots, and one non-rehabilitatable structure, allowing for residential reuse.